024.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	756,400 / 756,400
					USE VALUE:	756,400 / 756,400
					ASSESSED:	756,400 / 756,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		TEEL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELLER BEN
Owner 2:	ELLER CHRISTINA CIOCCA
Owner 3:	
Street 1:	71 TEEL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHAPDELAINE ADAM & RITA -
Owner 2:	-
Street 1:	71 TEEL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,375 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Asbestos Exterior and 1488 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5375.000	291,400		465,000	756,400
Total Card	0.123	291,400		465,000	756,400
Total Parcel	0.123	291,400		465,000	756,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.33 | /Parcel: 508.3

Legal Description

User Acct 15986

GIS Ref

GIS Ref

Insp Date 07/22/17

Entered Lot Size

Total Land:

Land Unit Type:

!1984!

PREVIOUS ASSESSMENT

Parcel ID 024.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,600	0	5,375.	465,000	756,600	756,600	Year End Roll	12/18/2019
2019	101	FV	220,700	0	5,375.	494,100	714,800	714,800	Year End Roll	1/3/2019
2018	101	FV	220,700	0	5,375.	360,400	581,100	581,100	Year End Roll	12/20/2017
2017	101	FV	191,000	0	5,375.	313,900	504,900	504,900	Year End Roll	1/3/2017
2016	101	FV	191,000	0	5,375.	267,400	458,400	458,400	Year End	1/4/2016
2015	101	FV	180,500	0	5,375.	261,600	442,100	442,100	Year End Roll	12/11/2014
2014	101	FV	180,500	0	5,375.	215,100	395,600	395,600	Year End Roll	12/16/2013
2013	101	FV	180,500	0	5,375.	204,600	385,100	385,100		12/13/2012

PRINT

Date	Time
12/10/20	17:30:47

LAST REV

Date	Time
12/03/20	14:14:01
danam	
1984	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAPDELAINE ADA	74316-332	1	3/19/2020		961,000	No	No		
WHITNEY CAROL A	67276-432		5/19/2016	Estate/Div	605,000	No	No		
WHITNEY BARBARA	29718-232		1/28/1999	Family	1	No	No		Life Estate terminated filed 5/19/2016; 67627

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1290	Insulate	11,092	C				
4/17/2018	430	Inter Fi	30,000	C				
4/20/2017	436	Wood Dec	1,500	C				
4/18/2017	424	Re-Roof	10,771	C				
6/17/2016	821	Redo Kit	24,255					redo Kitch

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
3/8/2017	SQ Returned	EMK	Ellen K
1/15/2009	Meas/Inspect	294	PATRIOT
9/29/1999	Meas/Inspect	256	PATRIOT
8/10/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

USER DEFINED

Prior Id # 1:	15986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.12339	Total SF/SM:	5375	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	465,002	Spl Credit		Total:	465,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.94567281
Adj $ / SQ:	165.966
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	357961
Depreciation:	66581
Depreciated Total:	291380

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

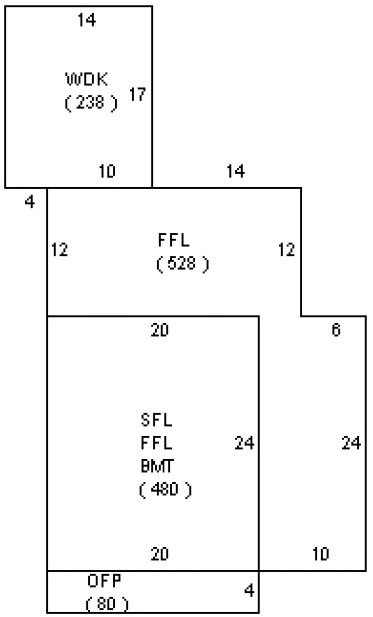
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.97
Special Features:	0	Val/Su Net:	127.47
Final Total:	291400	Val/Su SzAd	195.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	165.970	167,293
BMT	Basement	480	49.790	23,899
SFL	Second Floor	480	165.970	79,663
WDK	Deck	238	9.650	2,296
OFP	Open Porch	80	35.110	2,809
	Net Sketched Area:	2,286	Total:	275,960
Size Ad	1488	Gross Are	2286	FinArea 1488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: